

AMENDMENT TO: Mailboxes, Fences and Yard/Lawn Maintenance

Whereas, the Board of Directors of Amherst Homeowners Association, Inc. is empowered to formulate, publish and enforce reasonable rules and regulations concerning the uses and enjoyment of each lot pursuant to Article IX, Section 1 of the Declarations of Covenants, Conditions and Restrictions for Amherst:

and whereas, a rule covering Architectural Guidelines was duly adopted by the Board of Directors on August, 2017;

and whereas, there is a need to modify the Architectural Guidelines to address current property/lot issues;

and whereas, it is in the intent that the following amendment to the Architectural Guidelines will be applicable to all Owners, Tenants, Guests, Invitees, or any others who have the power to manage any property, lot or common area in Amherst and this resolution shall remain in effect until rescinded modified or amended by a majority of the Board of Directors.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the following rules on mailboxes, fences and yard maintenance, be established at the meeting held on September 18, 2018, by the Board of Directors.

Mailboxes:

To keep with the original integrity of the neighborhood:

Mailboxes and mailbox posts shall be kept in good repair at all times.

You may choose your own mailbox.

- Must be uniform with your home and the homes around you – color, material and appearance
- Nothing unusual such as stripes, polka dots, fish mailboxes or the like, must keep with the integrity of the neighborhood
- Posts and mailbox must be kept neat, clean and tidy at all times, functional and working properly
- Free of debris, mold, moss and mildew
- Not be with splintered or peeling paint at any time
- Must be solid and not degraded or in disrepair

Mailbox numbers must be posted as follows:

- 3-6 inch numbers in contrasting color to the base it is laid on (i.e. black on white)
Either:
 - Down the post closest to the main entrance of the neighborhood nearest you
 - On the mailbox side closest to the main entrance nearest your address (ideally on both sides)
 - Cul-de-sacs should display down the front of the post or on both sides of the mailbox

Think of safety when you check your mailbox. It should be easily seen for an emergency vehicle approaching.

Example: Black mailbox, white post: numbers would be black and displayed down the post OR white numbers displayed on the black mailbox. Overall, there MUST be a contrast in color so they are easily read from the road.

Black mailbox with natural stained post with numbers in BLACK down the post or WHITE on the BLACK mailbox.

<http://www.wakegov.com/inspect/permits/pages/address.aspx>

Fences:

All fences shall be kept in good repair at all times. You may choose your own fence material so it keeps with the integrity of the neighborhood. Fences must not exceed 6 feet in height. All fences **MUST** go through the ARC for approval and all fence replacements **MUST** go through the ARC for approval. Fences will be granted to keep the integrity of the neighborhood intact. Fences shall be installed from the rear corner of the house and may go along the property line with permission from any adjacent neighbors. Please have them sign the ARC form when you submit to the ARC Committee with approval.

- Fences and gates are the homeowners responsibility to maintain and repair at all times
- No fence in Amherst is owned by the HOA

Homeowners must maintain, repair, replace or remove fences, gates, planks, poles, parts, pieces or panels in disrepair.

- Must be free of mold, mildew, moss or other debris at all times
- PVC or low maintenance material, be sure it is power washed regularly
- Painted or stained, be sure it is maintained regularly with both power washing and painting/staining
- Chain link, be sure it is always in proper condition not to harm a human or animal in any way

All fences must provide proper curb appeal and speak to the integrity of the property itself and the neighborhood, as a whole. No fence is owned by the HOA and must be kept by the homeowner for which the property abuts.

Lawn Maintenance and Appearance:

Natural areas, landscaping, flower beds and gardens shall be made in proportion to the home and property. Screening of gardens should be considered through the use of fencing or shrubs to eliminate views from neighboring properties, the street, or common areas.

Mowing: Mowing/cutting/trimming of lawn grass shall be done on a weekly/regular basis or before reaching the maximum recommended height in Amherst of 8 inches. Walkways, steps and driveways shall be free of grass clippings after lawn mowing, cutting or trimming is completed.

Edge Trimming: Lawn grass shall be trimmed along the edges of any street/s the property abuts, driveways, fences, arbors, natural areas, landscaping beds, gardens, etc. on the property. Edge trimming shall be done whenever the lawn is mowed, cut or trimmed during the active growing season and as needed thereafter to maintain a neat appearance.

Weeding: Weed control is a part of care maintenance. All natural areas, landscaping beds, flower beds, gardens, and lawns shall be weeded and/or treated for weeds (as appropriate) regularly to prevent excess weed growth. All driveways, parking pads, gravel areas and walkways must be maintained as needed to prevent the growth of grass and/or weeds in control joints and cracks.

Seeding: All bare spots and dead areas in lawns shall be adequately reseeded yearly at the proper time for the type of grass being grown.

Trimming/Pruning: Trimming and/or pruning of plants, bushes, and shrubs shall be done as needed to prevent overgrowth and unsafe conditions while also maintaining an aesthetically pleasing look. Trees shall be trimmed and/or pruned as needed to remove any dead/damaged/decayed/diseased or dangerous branches or limbs. Property owners shall be responsible for timely trimming/pruning of all plants, bushes, shrubs, and trees which grow over or into common areas.

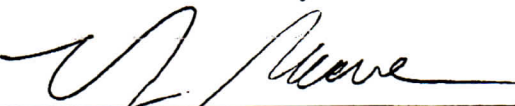
Yard waste/trash: Grass clipping, weeds, leaves, small branches and limbs, mulch etc. must be collected and disposed of regularly when lawn maintenance is done. Any amount of significance, which could kill or destroy grass growth shall be removed immediately following a regular, weekly mow. They should not be blown, raked or otherwise moved in to the street, neighbor's property, or common areas. Loose trash must be picked up and placed in proper containers at all times.

BE IT FURTHER RESOLVED that, where the above listed Amendments conflict with or contradict any existing Architectural Guidelines, the above listed Amendments will govern.


BE IT FURTHER RESOLVED that any failure to comply with a written notification of violation of any of the above listed maintenance rules will be subject to any and all penalties as outlined in the Amherst Architectural Guidelines, Maintenance Standards & Rules and Regulations, Covenants, By-Laws and Policies.

BE IT FURTHER RESOLVED that the above listed new maintenance guidelines/rules are effective immediately.


APPROVED on this, the 9 day of October, 2018 by:



Thomas Moore – President, Amherst HOA



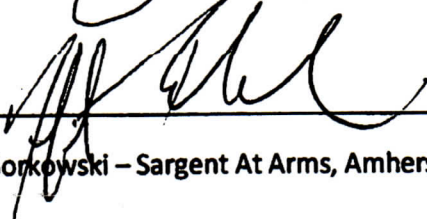
Denise Day - Vice President, Amherst HOA



Angela Gundersen – Treasurer, Amherst HOA



Kathy Moore – Secretary, Amherst HOA



Jeff Borkowski – Sargent At Arms, Amherst HOA